

## **DEVELOPMENT ADVISORY COMMITTEE MINUTES**

The Development Advisory Committee met on Wednesday, June 19, 2013 at 9:00 a.m. in the Second Floor Conference Room, 220 South Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport.

The following members were in attendance:

Shane Grimm	Planning and Zoning
John Resline	Health Department
Darryl Ivins	Division of Water and Sewer
Mike Rist	DPW Engineering
Rich Zeller	State Highway Administration
Jennifer Wilson	Planning and Zoning
Robin Wales	Emergency Operations
Patrick Jones	Soil Conservation District
Eric Vacek	Planning and Zoning
Ronald Kauffman	Harford County Public Schools

Also in attendance were:

Josh Dresher	4940 Campbell Blvd., Suite 110
Amy DiPietro	3445-A Box Hill Corp. Center Dr., Abingdon 21009
Michael Charlton	5074 Dorsey Hall Drive, Suite 205
David Anderson	139 N. Main Street, Bel Air 21014
Mary Lasek	2101 Harford Road, Fallston 21047
Virginia Sauers	1913 Harford Road, P.O. Box 47, Benson 21018
Morita Bruce	507 Millwood Drive, Fallston 21047
Debbie Button	212 South Bond Street, Bel Air 21014
Jennifer Keetley	2320 Kings Arms Drive, Fallston 21047
Michelle Beck	2318 Kings Arms Drive, Fallston 21047

Moe Davenport, of the Department of Planning and Zoning and also Chairman of the Development Advisory Committee, welcomed everyone to the meeting. He explained that there are three plans on the agenda. Mr. Davenport continued that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone else in attendance who may have questions or comments. If anyone has questions that were not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is a circulating attendance sheet for everyone to sign. If the correct address is given, a copy of the minutes will be mailed or e-mailed.

**703 BALTIMORE PIKE**

Located at the southwestern corner of Baltimore Pike (Route 1) and Tollgate Road. Tax Map 49; Parcel 218. Third Election District. Council District C. Planner Shane.

Plan No. S13-053 Construct 3,584 sf bldg for dental office; 0.49 acres; B3.

Received 05-15-13 Gazit Management/Frederick Ward Associates.

Lou Schaffer of Frederick Ward Associates presented the site plan. This is located on the southeast corner of Tollgate Road and Baltimore Pike, the opposite corner of Harford Mall. Right now the site is an abandoned gas station. The tanks were removed years ago. The site has been deemed to be healthy. What they are proposing here is a 3600 square foot doctor/dentist office building with all that goes to support the building, such as parking. Stormwater will be provided on the site. It will be built as a redevelopment site since currently this site is 97% paved. They plan on removing about 20 – 25% of that paving. There is really nothing exciting about this except the fact that public sewer is not available. They are going to have to have an ejector pump eject to a new manhole in Azalea Drive that will connect into the Harford County sewer system. That portion of the sanitary sewer will be private. It will be fall gravity from the manhole to the system sanitary area. Based on the information provided, water is provided by Harford County Maryland. Other than standard sediment control, stormwater management and all the standard stuff that they need that is it. They are going to remove 2 entrances from the current property. Both of these entrances are the entrances closest to the traffic light. That will provide for better stacking in those areas for traffic as well as better traffic flow.

**Robin Wales - Emergency Operations**

She has Bill Snyder's comments for the Harford County Volunteer Fire and EMS Association. For all new buildings or altered buildings with an automatic sprinkler system or a supervised, automatic fire detection system, a Knox Box must be installed per NFPA 1, Part III, 3-6. They shall be keyed for the Bel Air Volunteer Fire Company. Department of Emergency Services is requesting the new facility display 6"-8" address numbers and letters, including street name, on the US Business RT 1 side and the South Tollgate Road side. Emergency Services must have a list of at least 3 emergency contacts for notification, response, and securing purposes.

**Patrick Jones - Harford Soil Conservation District**

An adequate sediment and erosion control plan will need to be approved prior to the issuance of a grading permit.

**John Resline - Health Department**

The Harford County Health Department has extended its approval of the referenced site plan. The site will be a 3600 square foot building for dental offices. It is going to be served by Maryland American Water Company and public sewer. In the past, the site was impacted by a petroleum accident that was released into the environment. At the direction of MDE the owner/operator had to install groundwater monitoring wells. On July 8, 2012 MDE Oil Control program indicated that the site was in compliance with code of Maryland regulations. The residual petroleum contamination present onsite in the soil and groundwater does not present a risk for the current exposure pathways. Please note that excavation in the area of the investigation may create exposure pathways if impacted soil is encountered and must be handled in a manner that complies with the state and local regulatory programs. If there are any questions regarding the above please contact MDE Oil Control Program. This office has the following comment regarding the plan. Dental/medical offices require certain permits and registrations from the Maryland Department of the Environment. Facilities that generate medical waste require that the facility choose a licensed medical waste hauler. The waste hauler must obtain EPA identification number for the particular facility. Facilities that conduct x-rays are required by MDE Air and Radiation Management Administration to be registered. If there are any questions regarding this registration, the facility should contact Radiological Health Program. The owner/developer is reminded that during the development of the project when the soil moisture conditions are low, measures must be implemented to prevent the generation of dust until permanent vegetative cover is established and all paving completed.

**Darryl Ivins - DPW - Water and Sewer**

Their office attempted to determine whether or not this property had been served by Harford County in the past. Immediately by checking the building records they couldn't find where it had been served by Harford County. If you have some other means of determining that, he would appreciate you letting him know so they can verify or investigate that.

Mr. Schaffer said they can talk about that later. He met with Tina. She pulled it up and said it was served.

Mr. Ivins said Tina Rawls?

Mr. Schaffer said Tina Wagner.

Mr. Ivins said they believe that this property is in the Water Sewer Master Plan is in the Maryland American Service area. That area would have to be revised in the Water and Sewer plan if it has been served by Maryland American and it is a Maryland American service area, if there is no error in that, then the Water and Sewer Master Plan would have to be revised before this plan

could be approved by the Department of Planning and Zoning. He has also provided you with some technical comments on the method of connecting the sewer connection into the public sewer main. Generally it is exactly as you have shown here. Any sewer cleanouts in the paving should use our standard detail for that. Remind you client they do have to complete a Commercial Service Application and get that approved prior to a building permit.

**Mike Rist- DPW – Engineering**

A sediment control plan and a grading permit or standard sediment control plan will be required for the development of this site. Stormwater management must be provided and designed to the redevelopment criteria of the Harford County Code. A stormwater management concept plan must be submitted for review and approved prior to preliminary plan approval. The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit. Maintenance of the facilities is the responsibility of the lot owner. A commercial access permit is required for the site entrance onto Tollgate Road. The entrance width shall be 30' with 30' minimum curb radii. Sidewalks shall be constructed along the property frontage. A utility permit will be required for the water and sewer connections within the County right-of-way.

**Rich Zeller – State Highway Administration**

An access permit will be required from the Access Management Division for the proposed reconstruction of the existing southern entrance and the closing of the northern entrance on US 1 BUS. The permit will also include upgrading the existing sidewalk and sidewalk ramps on US 1 BUS to current Americans with Disabilities Act criteria. The following criteria will apply and must be reflected on future plan submittals. A 35' wide entrance width is acceptable for the southern entrance on US 1 BUS. Plan must be revised to specify whether this will be a depressed curb entrance utilizing MD 630.01/630.02 or a paved entrance with curbed radii.

Mr. Schaffer said it will be a depressed entrance.

Mr. Zeller said that takes care of the next comment. It doesn't really matter. The northern entrance will be closed utilizing 8" curb and gutter where the current depressed curb entrance exists. A 5' wide sidewalk must be provided along the entire property frontage on US 1 BUS. This sidewalk must be constructed with a cross slope that does not exceed 2%. Sidewalk ramps must be constructed on the southern entrance radii if radii will be utilized. A sidewalk ramp must be constructed on the radius at Tollgate and US 1. A 60" pathway with no greater than a 2% cross slope must be maintained across the entrance between the sidewalk ramps. All proposed curb and gutter in SHA right-of-way must be Type 'A' (MD 620.02). The most current standard must be used. A copy of the Access Management Division plan submission checklist is attached for the design engineer's use in preparing the revised plans. When plans have been revised to reflect the

above criteria and details, and the attached checklist, seven sets of the plans must be submitted to the AMD initiating SHA's review of these entrance and frontage improvements towards the issuance of the access permit. Subject to the plans being revised to reflect the above comments, SHA will have no objection site plan approval.

**Shane Grimm - Department of Planning and Zoning**

They have received comments from the Town of Bel Air. He will forward them to you. A lot of those comments are similar to Planning and Zoning, SHA and DPW comments. One of his main comments is in regard to the parking. He sees 30 parking spaces are being proposed. That is well over the 130% maximum allowable. That leads into his next comment. The dumpster enclosure is located pretty close to US Route 1. He recommends that it be relocated as well as the Town of Bel Air recommends that it be relocated. Being that the parking is well over what is allowed, he would recommend removing those 6 spaces that are on the US Route 1 side of the building. Shift the building over and create a service aisle adjacent to the building between the next building over along Azalea Drive. That way you can put the refuse container back there and also should the use of the building change to something else, you provide a service aisle as well. He suggests you look at that. If you did remove those six spaces you would still be over the maximum allowable. You are allowed to do pervious pavers to increase that. They would still like that refuse enclosure removed to somewhere else on the site.

Mr. Schaffer said they will have to discuss that. He is not so inclined at the moment.

Mr. Grimm said they also recommend that you maybe discuss with the adjacent property owners some inter parcel connection to allow for the elimination of that entrance and a shared entrance through the access points along Tollgate Road. The landscaping plan needs to be modified based on their comments which were similar to the Town's comments. Also, landscaping needs to be provided along the foundation of the building per the Code. The lighting plan is generally acceptable to the Department at this time. If anything changes you will have to update that plan as well.

Ms. Bruce said she just wants to say thank you for the work on this. She is looking forward to having the ugly gas station replaced by something that is more useful.

Mr. Schaffer said it will be a nice looking building when it is done.

Mr. Davenport said are they any architectural provided yet.

Mr. Schaffer said no. They are working on those right now. They are a national vendor and they are getting the criteria.

**MARTINO PROPERTY – LOTS 6 - 10**

Located on the east side of Fallston Rd (Route 152); south of Engle Road. Tax Map 38; Parcel 156. Fourth Election District. Council District B. Planner Jennifer.

Plan No. P13-056 Re-subdivide lot 5 to create lots 6 - 10; 18.15 acres; RR.

Received 05-22-13 MGM Farms LLC /Frederick Ward Associates.

Lou Schaffer of Frederick Ward Associates presented the site plan. This project is located in Fallston at the southeast intersection of Fallston Road and Engle Road. Currently it is a pasture with some homes on it. The owner of this property is leasing the property out for grazing for cows at the moment. This property has previously been subdivided into 5 lots. They are here today to take lot 5 and re-subdivide it into 5 additional lots, plus lot 5. This would bring the whole project to a total of 10 lots. Lots 1 – 5 have been previously recorded. With this subdivision they will record this Lot 5 portion into the 5 additional lots. The project is zoned RR. It has an enclosed area of 18.17 acres. They plan on developing it as single family detached conventional lots. The density allowed is 1 unit per 2 acres or 36 units. They are proposing 5 conventional lots. Stormwater management will be provided at the lower portion of the site. At the moment they are contemplating dry wells and some other type of ESD features creating a gravel wetland adjacent to the existing wetlands. There are numerous storm drain systems that discharge onto this property. That has really caused a lot of erosion on the property over the years. They plan on correcting those discharges and safely conveying it down toward the stream system. There is .89 acres of NRD on the property. That area will be maintained and respected. The configuration of the stormwater management facility will be tweaked a little bit better once they get into the actual design of this. The other thing would be, obviously sediment control plans are standard plans. They are also not proposing any improvements to the state highway entrance there. That entrance was built originally as commercial lot entrance with subdivision in the future anticipated. They plan on maintaining that.

**Robin Wales - Emergency Operations**

The houses on these common drives and panhandle lots are getting more and more difficult to locate. Emergency Services is requesting when there are 2 or more lots are on a common drive, then it should be named a private road and addressed accordingly. Private road names must be checked with Emergency Services so duplication does not take place. The addresses of panhandle lots shall be displayed at the entrance within 10' of the public roadway, at least 3 feet high, and at each driveway to indicate the proper lane of access for each property. Shr can work with the planner.

**Patrick Jones - Harford Soil Conservation District**

The review submittal procedures must follow the steps outlined in the 2010 revisions to the stormwater management regulation based on the stormwater management act of 2007. An adequate sediment erosion control plan needs to be approved prior to a grading permit being issued. An NOI is required from MDE when any project disturbs more than 1 acre. Please contact them before that.

**John Resline - Health Department**

The Harford County Health Department has reviewed the above referenced preliminary plan. The plan proposes the re-subdivision of lot 5 to create lots 6 through 10. Lot 5 is improved with a dwelling and is serviced by an individual well and on-site disposal system. Lots 6 through 10 will be serviced in the future by individual wells and onsite disposal systems. Satisfactory soil tests were conducted on September 20, 1993 and February 5 and 6, 2008. The plan, as presented, cannot be approved by the Health Department at this time. Prior to preliminary plan approval, the following is required. Additional soil tests are required for lots 7, 8 and 9 to better define the septic reserve areas. A photocopy of possible test sites will be forwarded to the consultant. A perc application must be completed and forwarded to this office prior to the tests. Not fee is required. Once the tests are satisfactorily completed, this office will update its comments. Prior to final plat approval the following are required. Any buildings listed to be razed will require a demolition permit that is secured through the Department of Planning and Zoning. All aspects of the demolition work must be reviewed, approved, and completed to the satisfaction of the Health Department. This includes, but is not limited to, the abandonment of any wells and septic systems, asbestos, underground storage tanks, hazardous materials, solid wastes, etc. and the forwarding of any documentation concerning the demolition work. If there are any questions concerning the demolition work, please contact Mr. Joe DeLizia of the Health Department's Air/Waste Division. The consultant/applicant must make application for a "Notice of Exemption to Appropriate and Use Groundwater." The completed application is to be submitted to the Health Department and, upon processing, the completed application will be forwarded to the Maryland Department of the Environment. The existing well located on proposed lot 8 must be properly abandoned by a licensed well driller and an abandonment report forwarded to Leonard Walinski of this office. The consultant must provide a print to this office indicating the well and/or septic system location for the existing building located on Lot 10. If no well and/or septic system exists on this site, please indicate to this office. The proposed storm drain located on Lot 10 must be moved 25 feet from the septic reserve area and shown on a print to this office. As part of the Certificate of Portability requirement, the new wells must be sampled and analyzed for full range of Volatile Organic Compounds according the EPA Method 524.2. If the results are not acceptable, corrective action will be necessary which may include the installation of treatment equipment. If you have any questions regarding VOC testing, please contact Peter Smith of this office. The final plat must

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bear the well, septic reserve area, and plat plan notes. The square footage amount of each septic reserve area must be clearly labeled on the final plat.

Mr. Schaffer said they made application for the additional perc test. They are just waiting for a date.

**Mike Rist- DPW – Engineering**

A sediment control plan and a grading permit will be required for the site. Stormwater management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1. A stormwater management concept plan must be submitted for review and approval prior to preliminary plan approval. Stormwater facilities serving more than 1 lot shall be placed in open space. The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit. Maintenance of the stormwater management facility is the responsibility of the lot owners and shall be stipulated in the association documents. Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits.

**Ronald Kauffman - Board of Education**

Dependents of the proposal will attend the following school attendance areas, Jarrettsville Elementary School, Fallston Middle School and Fallston High School.

**Rich Zeller – State Highway Administration**

The State Highway has determined that the existing entrance on MD 152 to this development is adequate to serve this number of lots and will not require further entrance or road improvements at this time.

**Jennifer Wilson - Department of Planning and Zoning**

This plan is subject to the Harford County Forest Conservation Regulations. A Combined Forest Stand Delineation / Forest Conservation Plan has been previously submitted and approved by the Department. The site contains zero acres of forest. A Revised Forest Conservation Plan has also been submitted for review and will require a new series. We would ask that you substitute another appropriate species for the Green Ash that is currently proposed. Additionally, if the Landscape Buffer, which is shown as 'Area I' on the FCP, will be credited toward reforestation, the buffer needs to be planted in such a manner as to meet the species, diversity, & quantity requirements of the reforestation regulations, in addition to the size requirements of the Landscaping regulations. Wetland delineation needs to be performed in the vicinity of the stream



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and the appropriate buffer provided. The Department would prefer to see the proposed stormwater management facility redesigned to lessen the impact to the NRD and relocate reforestation plantings from elsewhere to within that area of the buffer. We will happily meet with the engineer to discuss the specifics. The stream, associated wetlands, and 75-foot buffer shall be labeled as "Natural Resource District" on the final plat. Additionally, Maryland Department of the Environment advises that a 25' state buffer is not required on waterways. Any impacts to the state buffer would require a Joint Permit Application. If there is any uncertainty about regulated resources onsite, the applicants should request a pre-application site visit with MDE & the Corps. A Landscaping plan has been submitted for review. The plan cannot be approved until it is signed by the owner/developer. Changes to the plan during final design, which result in reducing or relocating the required plantings, shall necessitate a revised landscaping plan. Lots 5-10 shall share a common drive. A common drive agreement providing for the use, maintenance, and responsibility of the common drive to include all lot owners who share the common drive, shall be recorded with the final plat. Since more than five lots have been created from the parcel, as it existed as of February 8, 1977, frontage improvements will be required in accordance with Section 268-12(E)(2) of the Harford County Subdivision Regulations. Please contact the Department of Public Works, Division of Engineering to determine the nature of the required improvements prior to final plat approval.

Ms. Keetley said do you know the size of these homes, the minimum square footage.

Mr. Schaffer said it is not established. They will be very similar to what is in the area.

Ms. Keetley said do you know if there is going to be a home owner's association.

Mr. Schaffer said no. It is a conventional development it is not necessarily required.

Ms. Sauers said can you tell us where Engle Road and Fallston are in proximity to the 5 lots. Is it north of 165?

Mr. Schaffer said yes.

Ms. Sauers said with the possibility of the ten lots, how many houses can there be?

Mr. Schaffer said 10 houses. There are 5 lots already approved. What they are talking about today is 5 additional lots.

Ms. Sauers said with the environmental water runoff, into which waterbed and stream will all that flow.

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Mr. Schaffer said the tributary up there does not have a name. He forgets at the moment what watershed it is in.

Ms. Sauers said about 3 years ago they had some problems with the methane in that area. Is there any contamination?

Mr. Schaffer said no.

Ms. Beck said with these plans if Columbia Gas Pipe line is approved, did you take that into consideration for the wells and septic.

Mr. Schaffer said yes.

Ms. Beck said will it change the division of the lots at all.

Mr. Schaffer said no. If Columbia Gas goes through and if their client is willing, it will be following along the panhandle drive. So it won't interfere with anything. Anything it does interfere with it is for Columbia Gas to redesign. The intention is to not cooperate with Columbia Gas.

Ms. Keetley said she knows they have major flooding issues every time it rains. You are talking about putting in gravel, wetlands and redirect water?

Mr. Schaffer said what they are going to do is there are 2 outfalls that cause the majority of the problems. They are going to collect that water in plunge pools and take and divert the water down in this yard and then to the stream. Of course there will be outfall protection to prevent it from being erosive. That should take care of that problem. Right now the water discharges on that side of the road pretty uncontrolled.

Ms. Keetley said it talks about some kind of a landscape buffer.

Mr. Schaffer said yes, along the agricultural property.

Ms. Keetley said how wide is that buffer.

Mr. Davenport said 50 feet.

Ms. Keetley said they are going to be planting trees in there.

Mr. Schaffer said yes.

Ms. Keetley said that is what she said to change the Green Ash.

Mr. Davenport said yes. Ms. Keetley and Ms. Beck can contact Ms. Wilson with additional questions regarding the updated landscape plan and issues that you may have as they go through the development review process. Something is affecting their Ash Trees so they ask they don't plant them now.

**HAMILTON RESERVE TWO**

Located on the south side of Harford Road (Route 147); east of Fallston Road (Route 152). Tax Map 55; Parcel 428. Third Election District. Council District B. Planner Eric.

Plan No. P13-057 Create 16 residential lots/6.459 acres/R2.

Received 05-22-13 2091 Harford Road LLC /Morris & Ritchie Associates, Inc.

Amy DiPietro of Morris & Ritchie Associates, Inc. presented the site plan. Hamilton Reserve Two property is located on the east side of Harford Road between Connolly and Mountain Road. The property includes about 6.5 acres and is zoned R2. It is predominately forested with some open space areas up along 147. The site does not contain any floodplain, NRD or wetlands. They are proposing 16 single family units developed under the conventional standards of the R2 zone. They are permitted 22 units per the density. The site will have accesses on Margrave Avenue which is being built as part of the Hamilton Reserve subdivision. In the same way they are going to be provided Water and Sewer through Hamilton Reserve as well. Stormwater management will be provided under the new ESC regulation. The concept plan has been submitted to DPW. They have received comments on that and they are working with DPW to address those. Forest Stand Delineation, Forest Conservation and a Landscape plan have been submitted for review.

**Robin Wales - Emergency Operations**

Margrave Avenue must continue in the 1900 block.

**Patrick Jones - Harford Soil Conservation District**

They have received and are reviewing the stormwater plan and the concept plan. The review submittal procedures must be followed in the steps outlined in the 2010 revisions of the Stormwater Management Regulations based on the Stormwater Management Act of 2007. An adequate sediment and erosion control plan must be approved prior to the issuance of a grading permit. Sediment and erosion control plan must be integrated into the stormwater strategy at the

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design phase. An NOI permit would be required for anything that disturbs more than 1 acre. Please contact MDE for that.

**John Resline - Health Department**

The Harford County Health Department has extended its approval for the above referenced preliminary plan. This plan proposes to create 16 single family residential lots from an existing parcel. The site will be serviced by public water and sewer. This office has the following comments regarding this plan. At the discretion of the Department of Public Works, Division of Water and sewer, drainage and utility easements should be platted along appropriate tract boundaries to facilitate the connection of neighboring properties to public utilities. The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed. The final plat must bear the standard owner's statement and the master plan conformance statement.

**Darryl Ivins - DPW - Water and Sewer**

Their comments would be issued as conditions of preliminary plan approval. The proposed sewer located on the eastern edge of the proposed stormwater management pond near the rear of lot 20 may not be placed within the swale. The final design drawings must show the grading in the vicinity to verify this requirement. A public sewer main must be extended westward from the manhole at the corner of lot 10 to within 10 feet of the tract boundary. A preliminary design for this portion of the sewer shall be provided to the Division of Water and Sewer prior to preparing the final construction drawings to verify that there is no conflicts with the stormwater management facilities. A 30' wide exclusive use utility easement shall be dedicated between lots 3 and 4 to the tract boundary for a future water main. An 8" cap and blow-off shall be provided at this location to the edge of the public road right-of-way to allow for the future extension without cutting into the roadway. This project as you had stated proposes to connect to the Hamilton Reserve subdivision. The construction drawings for this subdivision may be approved after the Hamilton Reserve water and sewer contracts have been constructed and made operational in writing by the County. This project is currently in the W-6/S-6 category in the Water and Sewer Master Plan. After the preliminary plan is approved, it is the owner/developer's responsibility to contact us to have this property placed in the W-3 category. That must be approved by Harford County Council before the final plats for this may be recorded.

**Mike Rist- DPW – Engineering**

A sediment control plan and a grading permit are going to be required for this site. A stormwater management concept plan has been submitted for review and comments must be addressed on subsequent stormwater plan submittals. The final plan will need to be approved prior

to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of any building permits. Maintenance of those facilities is the responsibility of the lot owners and shall be stipulated in the association documents. Road plans will need to be approved and a Public Works Agreement will need to be executed prior to the issuance of building permits for the site. Inside curve widening shall be provided along Margrave Avenue. A school bus cul-de-sac shall be provided unless the school board determines that one is not required. It is recommended that a pedestrian trail or sidewalk be constructed along the property frontage.

**Ronald Kauffman - Board of Education**

Dependents of this proposal will attend the following school attendance areas, Youth Benefit Elementary School, Fallston Middle School and Fallston High School.

**Rich Zeller – State Highway Administration**

The proposed 16 lots will utilize the proposed entrance on MD 147 that is currently under review for the original Hamilton Reserve residential development. SHA is requesting that an updated traffic impact study be prepared to determine what further impact this additional development may have on the surrounding road network. Six copies of the requested updated traffic study should be submitted to AMD for SHA review.

**Eric Vacek - Department of Planning and Zoning**

The site is zoned R-2 (Urban Residential) and totals 6.459 +/- acres. This project proposes a total of sixteen dwelling units and shall be developed under conventional development standards. A Forest Stand Delineation (FSD12-004-1) has been reviewed by the Department of Planning and Zoning. Following the submission of the FSD, additional wetland documentation was required by the Department of Planning and Zoning. The FSD approval is pending at this time. The Maryland Department of the Environment (MDE) has reviewed the wetland data sheets provided by MRA and GTA, Inc. Danielle Spendiff of MDE has indicated that the wet area located adjacent to Harford Road appears to be non-jurisdictional. A pre-application site visit should be requested if additional questionable areas are present on site. A Forest Conservation Plan (FCP13-057-1) was submitted to the Department of Planning and Zoning for review. The plan, as presented, shall not be approved at this time. A total of 2.783 +/- acres of reforestation shall be required for this project. The consultant has indicated this will be met with off-site plantings. The Department of Planning and Zoning shall require a revised series showing the proposed off-site location and planting plan details. A Landscaping plan was submitted to the Department of Planning and Zoning prior to preliminary plan approval. The Department of Planning and Zoning shall recommend additional plantings adjacent to the stormwater management facilities and parallel to Lot(s) 7-9. A Homeowner's Association must be established for the ownership and maintenance of the storm-water management facilities and the areas of open space. Areas designated as open

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space shall be accessible to all residents of the community. The Department of Planning and Zoning shall review an updated TIA, if requested by SHA. Questions may be directed to Mr. Alex Rawls of the Department of Planning and Zoning. Sidewalks shall be constructed along all frontages. In addition to the standard lot lay-out shown, the plan shall include corner lot(s) and individual lot sizes, as noted on the check list. Minimum setbacks shall be shown on the proposed lots. Access easements shall be provided to open areas.

Ms. Lasek said they are right next door to this. She understands there is a 15 foot variance between this property and theirs. Is that correct?

Mr. Davenport said a 15 foot variance?

Ms. Lasek said there will be 15 feet between their property line and anything that goes on ever there.

Mr. Davenport said Ms. DiPietro, is that 15 feet or is it 10.

Ms. DiPietro said she believes it is 10.

Ms. Lasek said is there going to be a privacy fence or anything else like on Milton Avenue.

Mr. Davenport said Mr. Vacek had indicated that they would like to see if there is a bioswale there to convey the stormwater to the stormwater management facilities along the rear property line to those adjacent to your property. They have asked that they provide some compatible plant material. Obviously some larger trees and shrubs would not be compatible. They are going to try to get with the consultant and their Department of Public Works to see what would be compatible in that area. Whether it is ornamental grasses or something else.

Ms. Lasek said there are a lot of trees and shrubbery there now. Can you just not knock all of it down and leave what is there now?

Ms. DiPietro said no. They are going to be using that for bioswale and drainage.

Mr. Davenport said unfortunately they are obligated to grade the site in a way that conveys the water from the site. They are going to have to use the entire property to do that.

Ms. Lasek said there won't be any privacy at all. They are completely private there and now it won't. Won't people have easy access from other properties?

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Ms. DiPietro said she supposes so. They are going to have a swale there. They tend to be vegetative. It won't be large trees but it will be vegetative. There are plantings that are required in that area. Individual lot owners may put up their own fences as you may.

Ms. Lasek said so there won't be one fence like they did on Milton Avenue.

Mr. Davenport said not at this time. It might be the prerogative of the developer to put up a fence there or your prerogative to put up a fence. Right now there is no obligation for them to require them but they did ask for landscaping that area in coordination with the bioswales that is proposed adjacent to your property.

Ms. Lasek said this will generate more traffic on the roads.

Ms. Bruce said traffic is an issue in this whole area. Can you give them some more information on the acceleration/deceleration lane and the property it is adjoining? It looks like it is a different layout as a previous plan.

Ms. DiPietro said the latest series of Hamilton Reserve plan has decreased. They are making bigger lots. So adding on these additional 16 they have a net increase of about 6 lots. It has changed slightly.

Ms. Bruce said it looks like you have arranged it so you can keep all of the acceleration/deceleration and turn lanes on your side of the road and not have to impact the private properties.

Ms. DiPietro said that is the intent is to try to not impact these adjacent properties.

Ms. Bruce said are these being combined into one development in terms of open space requirements and active open space requirements.

Ms. DiPietro said no. This is being developed under conventional. There is no active open space requirement. This is separate.

Ms. Bruce said she understands that you have no requirement for Hamilton Two but if memory serves there was a question about the amount and quality of the active open space on Hamilton Reserve. There was a shortage of usable active open space. Has that also been addressed in that.

Ms. DiPietro said the new layout has reconfigured the active open space. There are 2 large active open spaces within Hamilton Reserve subdivision that Planning and Zoning feels are much better.

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Ms. Bruce said they have provided enough active open space on the property.

Ms. DiPietro said yes.

Ms. Sauers said can she request a copy of the updated revised plan for Hamilton Reserve.

Mr. Davenport said yes. They are available right down the hall. This is the last plan on the agenda so you can stop by and get a copy.

Ms. Lasek said what type of house and price.

Ms. Dipietro said to the best of her knowledge the builder has not been selected at this point. She doesn't know.

Ms. Sauers said she has not been notified of any change in the proposal and it does impact her interest. She would have questions about the plan.

Mr. Davenport said there was no public notice because they decreased the number of lots instead of increase the number of lots. If they had increased the impact of the development they may have come back to DAC.

Ms. Sauers said they don't have to come back.

Mr. Davenport said no because it decreased the number of lots. It did not increase the number of lots. There was not requirement for additional public notice. That is the reason you weren't notified with the revised plan of Hamilton Reserve.

The audience asked for copies of the plan.

Meeting adjourned 10:05 a.m.